

PAT HUSKEY  
DOLORES COUNTY ASSESSOR  
409 NORTH MAIN  
P.O. BOX 478  
DOVE CREEK, CO 81324

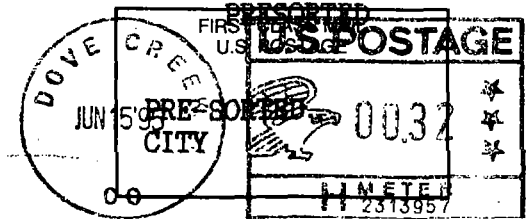
578-P

## NOTICE OF VALUATION

**IMPORTANT LEGAL RIGHTS  
AND  
PROPERTY TAX INFORMATION ENCLOSED**

# TO

RICO DEVELOPMENT CORPORATION  
BLAINE MILL SITE  
P.O. BOX 130  
RICO CO 81332



1186278 - R8 SDMS

## REAL PROPERTY PROTEST PROCEDURES

### Land and Improvements

Colorado Statutes define "improvements" as: "Improvements" means all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired. 39-1-102(7), C.R.S.

**PROTESTS BY MAIL:** If you choose to mail a written protest, you may elect to complete the attached protest form and mail or FAX it to the Assessor at the address listed on the Notice of Valuation. **To preserve your right to protest, your mailed protest must be postmarked no later than May 27.**

**PROTESTS IN PERSON:** If you choose to present oral or written objections to the Assessor in person, you may elect to complete the attached protest form and deliver it to the Assessor at the address listed on the Notice of Valuation. **To preserve your right to protest, you must appear in the County Assessor's office on or before June 1.**

### AFTER THESE DATES, YOUR RIGHT TO PROTEST IS LOST.

**ASSESSOR'S DETERMINATION:** The Assessor must make a decision on your protest and mail a Notice of Determination to you **by the last regular working day in June.**

**APPEALING THE ASSESSOR'S DECISION:** If you are not satisfied with the Assessor's determination, or if you do not receive a Notice of Determination from the Assessor, you must file a written appeal with the County Board of Equalization **on or before July 15.**

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**TO PRESERVE YOUR APPEAL RIGHTS, YOU MUST PROVE YOU HAVE FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.**

**FOR MORE INFORMATION CONTACT THE ASSESSOR'S OFFICE AT THE TELEPHONE NUMBER LISTED ON THE NOTICE OF VALUATION.**

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Esta **NOTICIA IMPORTANTE** es tocante a su valuacion de impuestos (tasacion) de su propiedad. Si no comprende esta noticia o si tiene algunas preguntas, haga sus preguntas a la oficina del asesor en su condado inmediatamente y le daran informacion acerca de sus derechos a protestar dichos valores. Si esta noticia se refiere a su casa o otro terreno, usted debe comunicarse con su asesor antes del 1 de junio, o si hace su protesta por escrito, usted debe enviar una carta de protesta antes del 27 de mayo. Si esta noticia es tocante su propiedad personal, usted debe comunicarse con su asesor antes del 5 de julio, o si lo hace por escrito, hagalo antes del 30 de junio. Si usted no se comunica con su asesor, usted perdera todos los derechos a una apelacion.

## PERSONAL PROPERTY PROTEST PROCEDURES

### Furnishings, Machinery, and Equipment

**PROTESTS BY MAIL:** If you choose to mail a written protest, you may elect to complete the attached protest form and mail or FAX it to the Assessor at the address listed on the Notice of Valuation. **To preserve your right to protest, your mailed protest must be postmarked no later than June 30.**

**PROTESTS IN PERSON:** If you choose to present oral or written objections to the Assessor in person, you may elect to complete the attached protest form and deliver it to the Assessor at the address listed on the Notice of Valuation. **To preserve your right to protest, you must appear in the County Assessor's office on or before July 5.**

### AFTER THESE DATES, YOUR RIGHT TO PROTEST IS LOST.

**ASSESSOR'S DETERMINATION:** The Assessor must make a decision on your protest and mail a Notice of Determination to you **by July 10.**

**APPEALING THE ASSESSOR'S DECISION:** If you are not satisfied with the Assessor's determination, or if you do not receive a Notice of Determination from the Assessor, you must file a written appeal with the County Board of Equalization **on or before July 20.**

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images have been  
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Center at (303) 312-6473.

## COUNTY ASSESSOR

PAT HUSKEY  
DOLORES COUNTY ASSESSOR  
409 NORTH MAIN  
P.O. BOX 478  
DOVE CREEK CO 81324

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	NUMBER	DATE
1995	102	578-P	4282	15-JUN-1995

## PROPERTY ADDRESS / LOCATION

EAST EBF ON SODA ST.

## DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)

PERSONAL PROPERTY AT  
BLAINE MILL SITE  
ON PARCEL # 9100022270

Hearings will be held:

06/15/95

Thru:

07/05/95

Location:

COURTHOUSE

Office Hours:

8:30 TO 4:00

Telephone #:

(970) 677-2388

FAX #:

(970) 677-2388

## NOTICE OF VALUATION

## THIS IS NOT A TAX BILL

**REAL PROPERTY:** Your property was valued as it existed on January 1 of the current year. The "current year actual value" represents the actual value of your property. The tax notice you receive next January will be based on this value.

**PERSONAL PROPERTY:** The "current year actual value" represents the actual value of your personal property on January 1 of this year, 39-1-104 (12.3)(a), C.R.S. The tax notice you receive next January will be based on this value.

An assessment percentage will be applied to the actual value of your property before property taxes are calculated. **The assessment percentage for residences is projected to be** %.

Generally, all other property, including vacant and personal property, is assessed at 29%, 39-1-104(1) and (1.5) (a), C.R.S. A change in the projected residential assessment percentage is NOT grounds for protest or abatement of taxes, 39-5-121(1), C.R.S.

The appraisal data used to establish real property values was from the 18 month period ending June 30, 1994.

PROPERTY CLASSIFICATION	ACTUAL VALUE		
	PRIOR YEAR	CURRENT YEAR	
NON-PROD PATENTED - EQUIP, FURN & MACH	3119	3147	29
TOTAL	3119	3147	29

\*\* If data is insufficient during this time period, assessors may use data from the five year period. **YOU HAVE THE RIGHT TO PROTEST YOUR REAL PROPERTY VALUE OR ITS CLASSIFICATION, OR YOUR PERSONAL PROPERTY VALUE.**

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## REAL PROPERTY PROTEST FORM

*The Real Property Questionnaire on the next page will help you determine an estimate of value for your property.*

**YOU MAY ELECT TO COMPLETE THIS FORM  
TO PROTEST YOUR PROPERTY VALUATION,  
OR CLASSIFICATION.**

**REAL PROPERTY VALUATION PROTESTS:** If you disagree with the "current year actual value" or the classification determined for your property, you may file a protest by mail or in person with the County Assessor. Please refer to the Protest Procedures for the deadline dates for filing protests.

Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires consideration of the market approach to value for residential properties (includes apartments) and the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

**DOCUMENTATION – REASON FOR REQUESTING A REVIEW:**

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If mailing this protest form, please make a copy of the reverse side for your records.

## PERSONAL PROPERTY PROTEST FORM

*The Personal Property Questionnaire on the back of the envelope will help you determine an estimate of the value for your property.*

**YOU MAY ELECT TO COMPLETE THIS FORM  
TO PROTEST YOUR PROPERTY VALUATION.**

**PERSONAL PROPERTY VALUATION PROTESTS:** If you disagree with the "current year actual value" determined for your property, you may file a protest by mail or in person with the County Assessor. Please refer to the Protest Procedures for the deadline dates for filing protests.

Completing the Personal Property Questionnaire will help you determine an estimate of the value for your property, which can be compared to the value determined by the Assessor. Colorado law requires consideration of the cost, market, and income approaches to value for personal property.

**DOCUMENTATION – REASON FOR REQUESTING A REVIEW:**

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If mailing this protest form, please make a copy of the reverse side for your records.

# REAL PROPERTY QUESTIONNAIRE

## ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

**MARKET APPROACH:** This approach to value uses sales from the appropriate time period to determine the actual value of your property. The following items, if known, will help you estimate the market value of your property.

If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold?

**DATE SOLD**

**PROPERTY ADDRESS**

**SELLING PRICE**

Based on these sales and accounting for differences between sold properties and your property, state the value of your property. \$

**COST APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY.)** This approach to value uses replacement construction costs from the appropriate time period to determine the value of your property. The following items, if known, will help you estimate the replacement cost of your property.

Year Built \_\_\_\_\_ Builder \_\_\_\_\_

Original Construction Cost \$ \_\_\_\_\_

List all changes made to your property prior to January 1 of the current year, i.e., remodeling of storefront; expansion of storage area; addition to parking, service or manufacturing area.

**DATE**

**DESCRIPTION OF CHANGE**

**COST**

Is your structure in typical condition for its age? \_\_\_\_\_

If not, why? \_\_\_\_\_

Based on the original cost of construction and of any changes, state the total value of your property. \$

**INCOME APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY.)** This approach to value converts economic net income from the appropriate time period into present worth.

If your property was rented or leased, attach operating statements showing rental and expense amounts for this property.

Indicate square foot rental rate for all tenants who negotiated leases. (Attach rent schedule.)

If known, list rents of comparable properties.

If available, attach operating statements showing rental and expense amounts for comparable properties.

If an appraisal using the income approach was conducted, please attach.

## FINAL ESTIMATE OF VALUE \$

**AGENT ASSIGNMENT:** I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year \_\_\_\_\_

Agent's Name (please print): \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please mail all correspondence regarding this protest to the above-named agent at the following address: \_\_\_\_\_

Indicate name and telephone number for a person the Assessor may contact if an on-site inspection is necessary: \_\_\_\_\_

**VERIFICATION:** I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Daytime Phone Number \_\_\_\_\_

## PERSONAL PROPERTY QUESTIONNAIRE

### ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

**MARKET APPROACH:** This approach to value uses sales from the previous year to determine the actual value of your property on January 1 of this year. The following items, if known, will help you estimate the market value of your property.

If available, attach a copy of any appraisal or written estimate of value, if conducted during the previous year.

Have similar properties sold during the previous year?

DATE SOLD	ITEM	SELLING PRICE
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Based on these sales and accounting for differences between sold properties and your property, what do you believe your property would have sold for on January 1 of this year?

\$

**COST APPROACH:** This approach to value uses replacement cost new, less depreciation, to determine the value of your property on January 1 of this year.

Item \_\_\_\_\_ Estimated Replacement Cost New \$ \_\_\_\_\_

Source \_\_\_\_\_

Have changes been made to the property, i.e., refurbishing, reconditioning; addition of components; etc.?

☐ NO ☐ YES If yes, give date, description, and estimate cost:

DATE	DESCRIPTION OF CHANGE	COST
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Is your equipment in a typical condition for its age? \_\_\_\_\_

If not, why? \_\_\_\_\_

Based on the original cost of acquisition and the cost of any changes, less depreciation, estimate the total value of the property as of January 1 of this year.

\$

**INCOME APPROACH:** This approach to value converts economic net income from the previous year into present worth on January 1 of this year.

If your property was rented or leased during the previous year, attach operating statements showing rental and expense amounts for this property.

If known, list rents of comparable equipment negotiated during the previous year.

If an appraisal using the income approach was conducted during the previous year, please attach.

**FINAL ESTIMATE OF VALUE \$** \_\_\_\_\_

**AGENT ASSIGNMENT:** I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year \_\_\_\_\_.

Agent's Name (please print): \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please mail all correspondence regarding this protest to the above-named agent at the following address: \_\_\_\_\_

Indicate name and telephone number for a person the Assessor may contact if an on-site inspection is necessary: \_\_\_\_\_

**VERIFICATION:** I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Daytime Phone Number \_\_\_\_\_